Document No. 4105

Adopted at Meeting of 8/20/81

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION.

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel 3B-2A is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT

Pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be and hereby is amended by:

1. That Map 1, "Property Map" is hereby modified by the subdivision of Parcel 3B into (2) parcels, 3B and 3B-2A as shown on the attached map.

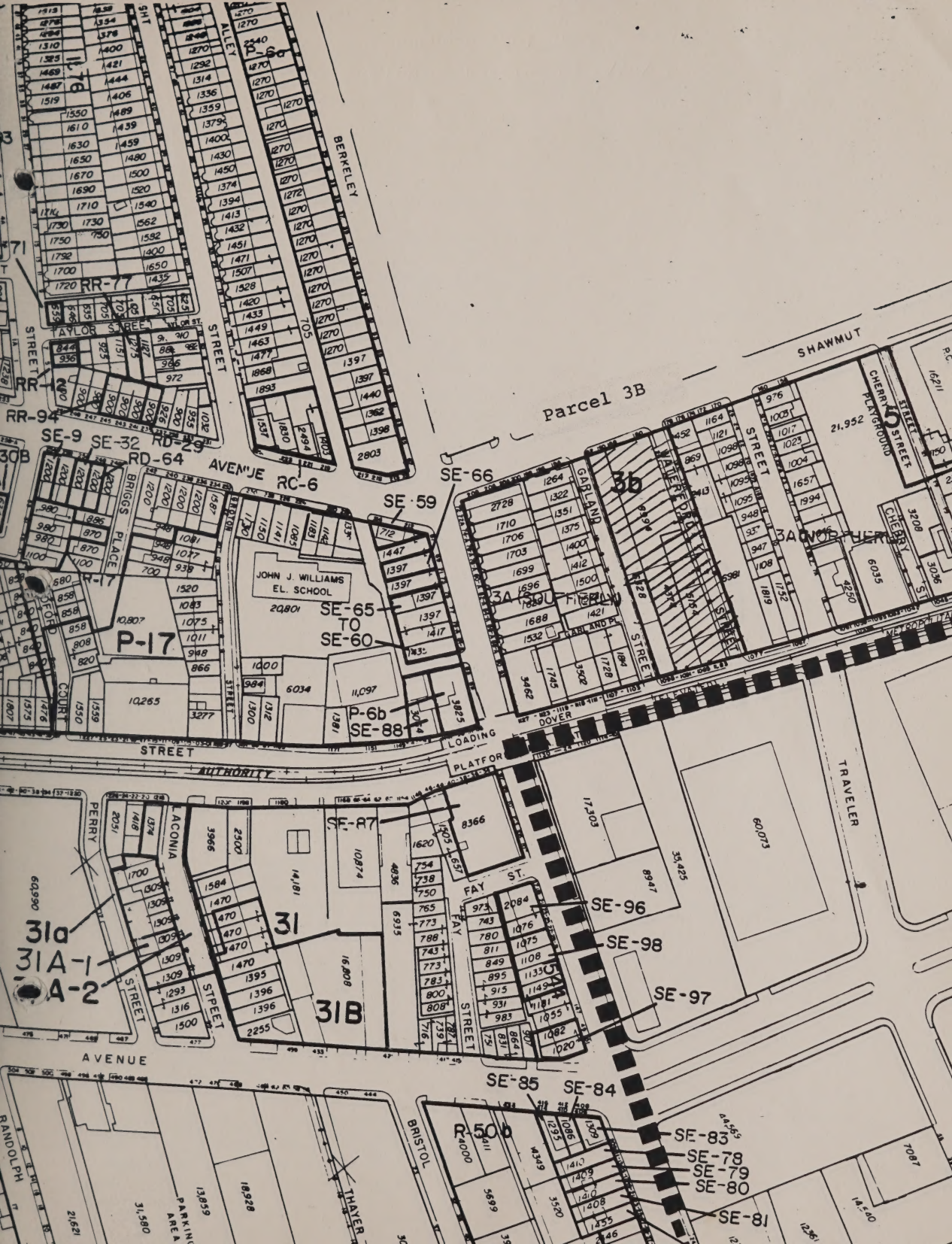
2. That Chapter VI, "Land Use, Building Requirement and Other Controls," Section 602, Table A "Land Use and Building Requirements" is hereby modified by changing the Permitted Land Use on Parcel 3 from light manufacturing to public use.

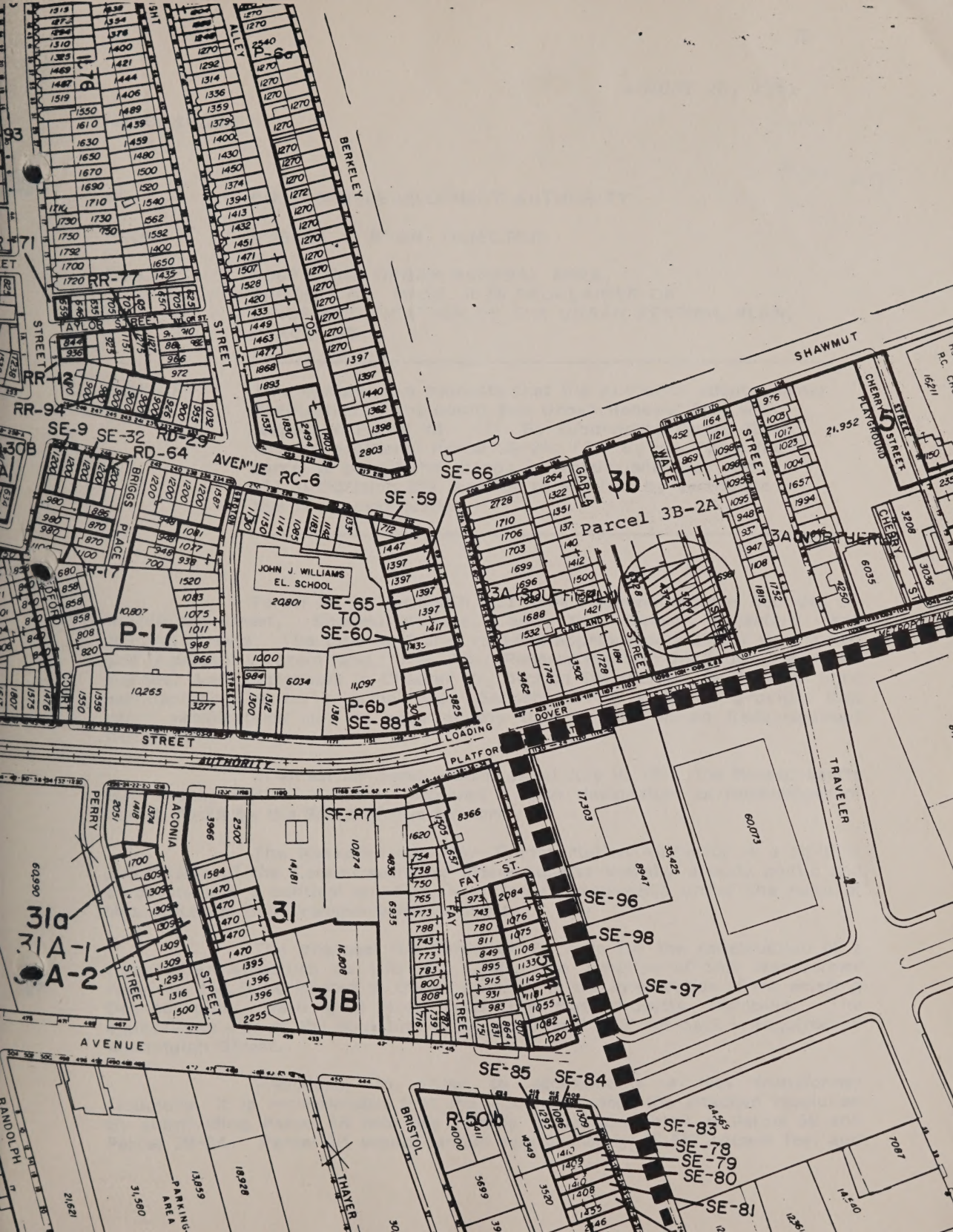
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan;

4. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM7207.1, Circular dated June 3, 1970.


Parcel 3B
SHAWMUT
AVENUE
BERKELEY
STREET
ALLEY
TAYLOR STREET
RR-77
RR-2
RR-94
SE-9
SE-32
RD-64
RD-29
RC-6
SE-66
SE-59
SE-65
TO
SE-60
SE-88
P-6b
P-17
R-17
JOHN J. WILLIAMS
EL. SCHOOL
BRIGGS PLACE
COURT
LOADING
PLATFORM
AUTHORITY
DOVER
GARLAND
WATERFORD
CHERRY
PLAYGROUND
3A OVERLAY
TRAVELER
PERRY
LACONIA
FAY
ST.
31a
31A-1
A-2
31
31B
SE-87
SE-96
SE-98
SE-97
SE-85
SE-84
SE-83
SE-78
SE-79
SE-80
SE-81
R-50b
BRISTOL
RANDOLPH
THAYER
PARKING
AREA


RR-77
RR-12
RR-94
RD-64
RD-29
RC-6
AVENUE
BERKELEY
STREET
TAYLOR
SHAWMUT
SE-9
SE-32
SE-66
SE-59
SE-65
TO
SE-60
SE-88
P-17
P-6b
JOHN J. WILLIAMS
EL. SCHOOL
20,801
10,807
10,265
11,097
6034
3277
3825
BRIGGS
PLACE
COURT
LOADING
PLATFORM
AUTHORITY
Parcel 3B-2A
3A (2B)
3A (NORTHERN)
3b
5
CHERRY
PLAYGROUND
21,952
16211
3250
6035
3208
3036
DOVER
GARLAND
WATER
SE-87
SE-96
SE-98
SE-97
SE-85
SE-84
SE-83
SE-78
SE-79
SE-80
SE-81
TRAVELER
17,303
60,073
35,425
8947
FAY
PERRY
LACONIA
31a
31A-1
31A-2
31
31B
14,181
16,808
10,874
8366
6933
4036
6591
64,990
R-50b
BRISTOL
THAYER
RANDOLPH
PARKING
AREA
13,859
18,928
31,580
21,621
7087
14,540

7D

AUGUST 20, 1981

MEMORANDUM

4105 8/20

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 PROCLAIMER OF MINOR MODIFICATION OF THE URBAN RENEWAL PLAN, PARCEL 3B

SUMMARY: This memorandum requests that the Authority adopt a Minor Modification of the South End Urban Renewal Plan with respect to Parcel 3B: (1) By subdividing Parcel 3B to form an additional Parcel 3B-2A; (2) By modifying the parcel to permit the change in certain land use; and (3) Authorizing the Director to Proclaim by certificate this minor modification.

Parcel 3B in the South End Urban Renewal Area is bounded by Washington Street, Shawmut Avenue, and the former Waterford and Garland Streets. The total land area contains approximately 26,887 square feet and is presently vacant land. The Urban Renewal Plan for the South End Urban Renewal Area designates in Chapter VI, Section 604 thereof, Parcel 3 as light manufacturing as its principal use. Section 1201 of said plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

In an earlier memorandum, dated July 9, 1981, the Massachusetts Bay Transportation Authority received a final designation as redeveloper of Parcel 3B-2A by the Board of this Authority.

The Massachusetts Bay Transportation Authority is a political subdivision of the Commonwealth of Massachusetts thereby a body politic and corporate and a political subdivision of the Commonwealth under the name of Massachusetts Bay Transportation Authority.

The proposal for Parcel 3B-2A calls for the construction of a transformer structure on this site. Also the function of this transformer requires that it be located in close proximity to the intersection of the existing Orange Line, Washington Street and the Massachusetts Turnpike. The approximate size of the structure is 60' X 100' and a 16' set-back is required on Washington Street.

Therefore, in order to accommodate a new transformer structure, it is recommended that the Authority adopt the attached resolution by subdividing Parcel 3B into two Parcels to be deisgnated as Parcel 3B and Parcel 3B-2A. Parcel 3B would contain approximately 16,587 square feet and

Parcel 3B-2A would contain about 10,300 square feet. Also, included in this resolution, it is requested that Parcel 3B-2A should be added to Map No. 3 "Disposition Parcels" as shown on the attached map. The permitted land use would be "Public" with all other controls and requirements subject to Authority approval. Finally, it is requested that the Director be authorized to proclaim by certificate this minor modification.

The proposed modification is minor and does not substantially or materially alter or change the plan. This modfication may, therefore, be effected by vote of the Authority, pursuant to Section 1201 of the South End Urban Renewal Plan.

An appropriate resolution is attached.